093.0	0005	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	776,400 /	776,400
					USE VALUE:	776,400 /	776,400
					ASSESSED:	776,400 /	776,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
239		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARTREINE JAMES & SUZANNE T
Owner 2:	
Owner 3:	
Street 1:	239 WASHINGTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LARUE JUNE A/TRUSTEE -
Owner 2:	JUNE A LARUE REVOCABLE TRUST -
Street 1:	239 WASHINGTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .157 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 2690 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6835.000	338,900		437,500	776,400
Total Card	0.157	338,900		437,500	776,400
Total Parcel	0.157	338,900		437,500	776,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 288.58 /Parcel: 288.58

Legal Description

User Acct 60613

GIS Ref

GIS Ref

Insp Date 10/26/18

Entered Lot Size

Total Land:

Land Unit Type:

!7635!

PREVIOUS ASSESSMENT

Parcel ID 093.0-0005-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	338,900	0	6,835.	437,500	776,400		Year end	12/23/2021
2021	101	FV	328,500	0	6,835.	437,500	766,000		Year End Roll	12/10/2020
2020	101	FV	328,600	0	6,835.	437,500	766,100	766,100	Year End Roll	12/18/2019
2019	101	FV	270,100	0	6,835.	443,800	713,900	713,900	Year End Roll	1/3/2019
2018	101	FV	270,100	0	6,835.	331,300	601,400	601,400	Year End Roll	12/20/2017
2017	101	FV	258,700	0	6,835.	300,000	558,700	558,700	Year End Roll	1/3/2017
2016	101	FV	258,700	0	6,835.	287,500	546,200	546,200	Year End	1/4/2016
2015	101	FV	243,900	0	6,835.	243,800	487,700	487,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:54:39

LAST REV

Date	Time
06/25/19	11:15:28
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7635

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LARUE JUNE A/TR	68563-351		12/9/2016		630,000	No	No		
FOOTE JUNE A,	65673-518		7/2/2015	Convenience	1	No	No		JUNE A LARUE F/K/A JUNE A FOOTE PER BK 65673
	12796-358		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	60613
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/29/2013	132	Manual	9,304	C				
11/5/2009	1121	New Wind	18,452					

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS&NOTICE	HS	Hanne S
5/17/2013	Info Fm Prmt	EMK	Ellen K
12/8/2008	Meas/Inspect	163	PATRIOT
3/7/2000	Inspected	276	PATRIOT
2/3/2000	Measured	263	PATRIOT
8/6/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6835		Sq. Ft.	Site		0	70.	0.91	5									437,533						437,500	

Total AC/HA:	0.15691	Total SF/SM:	6835	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	437,533	Spl Credit		Total:	437,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth	1	Rating:	Average
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.24255073
Const Adj.:	0.99000001
Adj $ / SQ:	159.916
Other Features:	85944
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	460449
Depreciation:	121559
Depreciated Total:	338891

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

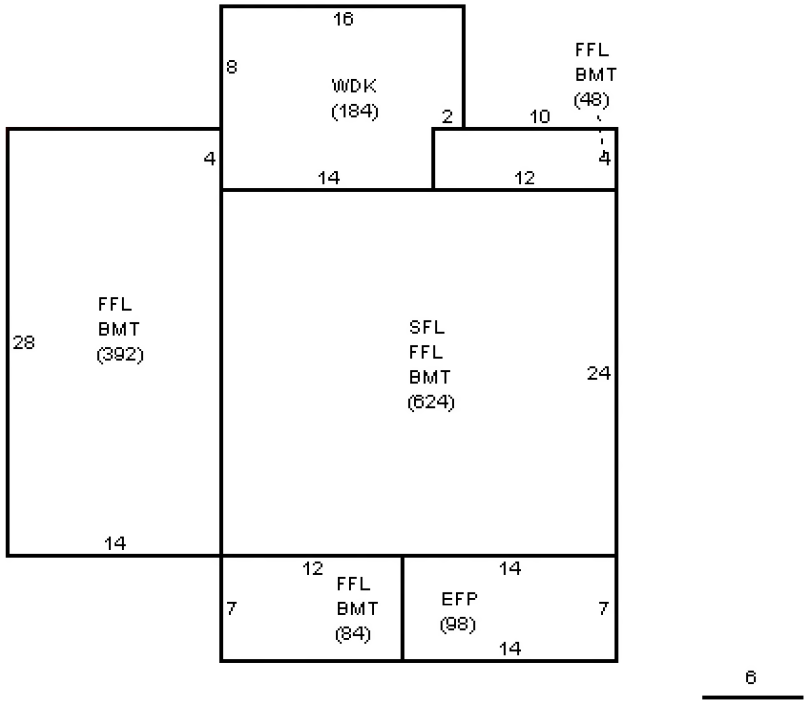
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	159.92
Special Features:	0	Val/Su Net:	105.84
Final Total:	338900	Val/Su SzAd	191.25

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,148	72.920	83,714
FFL	First Floor	1,148	159.920	183,584
SFL	Second Floor	624	159.920	99,788
WDK	Deck	184	11.320	2,083
EFP	Enclos Porch	98	54.460	5,337
	Net Sketched Area:	3,202	Total:	374,506
Size Ad	1772	Gross Area	3202	FinArea 2690

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

093.0-0005-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	